082.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	581,200 /	581,200
					USE VALUE:	581,200 /	581,200
					ASSESSED:	581,200 /	581,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIGAZIO RICHARD J	
Owner 2:	RIGAZIO JULIE M	
Owner 3:		
Street 1:	46 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RIGAZIO RICHARD J -
Owner 2:	-
Street 1:	46 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,621 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3621.000	211,200		370,000	581,200
Total Card	0.083	211,200		370,000	581,200
Total Parcel	0.083	211,200		370,000	581,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.16 | /Parcel: 542.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,300	0	3,621.	370,000	581,300	581,300	Year End Roll	12/18/2019
2019	101	FV	190,500	0	3,621.	364,800	555,300	555,300	Year End Roll	1/3/2019
2018	101	FV	196,200	0	3,621.	280,200	476,400	476,400	Year End Roll	12/20/2017
2017	101	FV	196,200	0	3,621.	264,300	460,500	460,500	Year End Roll	1/3/2017
2016	101	FV	196,200	0	3,621.	243,200	439,400	439,400	Year End	1/4/2016
2015	101	FV	185,400	0	3,621.	227,300	412,700	412,700	Year End Roll	12/11/2014
2014	101	FV	172,900	0	3,621.	209,300	382,200	382,200	Year End Roll	12/16/2013
2013	101	FV	172,900	0	3,621.	209,300	382,200	382,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIGAZIO RICHARD	39966-4		7/16/2003	Family	1	No	No		
	14800-57		11/1/1982		64,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2013	1671	Manual	8,500	C				
11/5/2013	1629	Redo Bat	22,175	C				
6/21/1998	406	Wood Dec	5,000					12X14 WDK
4/23/1996	132		12,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
1/31/2013	Info Fm Prmt	EMK	Ellen K
12/1/2008	Meas/Inspect	189	PATRIOT
2/4/2000	Missed Appt.	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3621		Sq. Ft.	Site		0	70.	1.46	6									370,041						370,000	

Total AC/HA: 0.08313 | Total SF/SM: 3621 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 370,041 | Spl Credit | Total: 370,000

USER DEFINED

User Acct	51393
GIS Ref	
GIS Ref	
Insp Date	09/15/18
!6706!	
Prior Id # 1:	51393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	21:26:01

LAST REV

Date	Time
10/02/18	15:55:20
mmcmakin	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286976
Depreciation:	75762
Depreciated Total:	211214

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

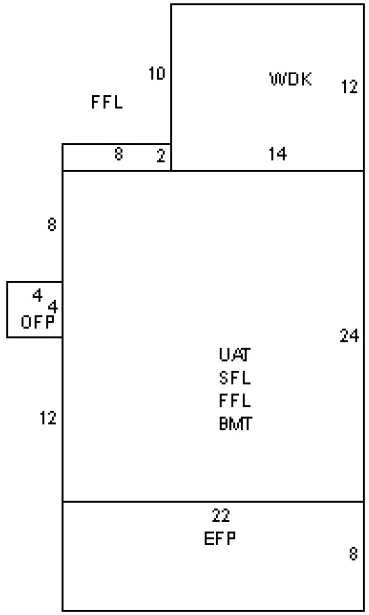
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	100.96
Final Total:	211200	Val/Su SzAd	197.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	544	167.050	90,873
BMT	Basement	528	50.110	26,460
SFL	Second Floor	528	167.050	88,200
EFP	Enclos Porch	176	42.260	7,438
WDK	Deck	168	11.830	1,988
UAT	Upper Attic	132	66.820	8,820
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	2,092	Total:	224,476
Size Ad	1072	Gross Are	2488	FinArea 1072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

082.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc